

145.0

0005

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

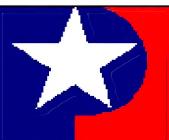
735,100 / 735,100

USE VALUE:

735,100 / 735,100

ASSESSED:

735,100 / 735,100


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
268		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:	
Owner 1:	IMBASCIANO JOSEPH H &
Owner 2:	SICARI VICTORIA R
Owner 3:	

Street 1: 268 HIGHLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1:	NECK HEIDI M -
Owner 2:	-

Street 1: 268 HIGHLAND AVE

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Asbestos Exterior and 1622 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	9									443,999						444,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							95328
							GIS Ref
							GIS Ref
							Insp Date
							12/01/17

USER DEFINED

Prior Id # 1:	95328
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	01:32:30
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID								
145.0-0005-0015.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	290,900	400	4,500.	444,000	735,300	735,300
2019	101	FV	239,400	400	4,500.	416,300	656,100	656,100
2018	101	FV	239,400	0	4,500.	344,100	583,500	583,500
2017	101	FV	239,400	0	4,500.	316,400	555,800	555,800
2016	101	FV	234,500	0	4,500.	288,600	523,100	523,100
2015	101	FV	229,000	0	4,500.	283,100	512,100	512,100
2014	101	FV	229,000	0	4,500.	263,100	492,100	492,100
2013	101	FV	229,000	0	4,500.	250,300	479,300	479,300

SALES INFORMATION

TAX DISTRICT							PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
NECK HEIDI M,	67495-256	6/24/2016			707,000	No	No			
REED AMANDA	45118-290	5/3/2005			475,000	No	No			
FOX ANNA	31667-211	8/1/2000		Family	345,000	No	No	N		
	13675-3	1/1/1901								

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/17/2006	888	Re-Roof	3,800	C					12/1/2017	MEAS&NOTICE	HS	Hanne S
5/16/2001	380	Redo Kit	19,500	C				REMODEL KITCHEN-RE	11/14/2008	Meas/Inspect	355	PATRIOT
									10/29/2000	MLS	MM	Mary M
									11/10/1999	Meas/Inspect	263	PATRIOT
									1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 6	Colonial			Full Bath: 1	Rating: Good			PDAS.												
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 1	- Concrete			A 3QBth:	Rating:															
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good															
Prime Wall: 5	- Asbestos			A HBth:	Rating:															
Sec Wall:		%		OthrFix:	Rating:															
Roof Struct: 1	- Gable			OTHER FEATURES																
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good															
Color: LT GREEN				A Kits:	Rating:															
View / Desir:				Fpl: 1	Rating: Good															
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: C	- Average			CONDOS INFORMATION																
Year Blt: 1940	Eff Yr Blt:			Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdct: G4		Fact: .		Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		Exterior:		No Unit	RMS	BRS	FL							
Prim Int Wall: 1	- Drywall			Functional:		%		Interior:		1	6	3	M							
Sec Int Wall:		%		Economic:		%		Additions:												
Partition: T	- Typical			Special:		%		Kitchen: 2001												
Prim Floors: 3	- Hardwood			Override:		%		Baths:												
Sec Floors:		%		Total:	18.6	%		Plumbing:												
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:												
Subfloor:				Basic \$ / SQ: 125.00				Heating:												
Bsmnt Gar: 1				Size Adj.: 1.35000002				General:												
Electric: 3	- Typical			Const Adj.: 0.94990498																
Insulation: 2	- Typical			Adj \$ / SQ: 160.296																
Int vs Ext: S				Other Features: 90750																
Heat Fuel: 1	- Oil			Grade Factor: 1.00																
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																
# Heat Sys: 1				NBHD Mod:																
% Heated: 100		% AC:		LUC Factor: 1.00																
Solar HW: NO		Central Vac: NO		Adj Total: 357165																
% Com Wall		% Sprinkled:		Depreciation: 66433				Juris. Factor: 1.00		Before Depr: 160.30										
				Depreciated Total: 290732				Special Features: 0		Val/Su Net: 131.42										
								Final Total: 290700		Val/Su SzAd: 232.93										
MOBILE HOME				Make:			Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 145.0-0005-0015.0												IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		AssessPro	Patriot Properties, Inc
19	Patio	D	Y	1	8X10	A	AV	2000	6.00	T	15.2	101			400		400			
2	Frame Shed	D	Y	1	8X12	A	AV	2016	0.00	T	2.4	101								
More: N				Total Yard Items: 400				Total Special Features:				Total: 400								